

Village Comparison Document

Retirement Villages Act 1999 (Section 74)

This form is effective from 1 February 2019

ABN: 86 504 771 740



Name of village: **IRT Woodlands**

Important information for the prospective resident

- The Village Comparison Document gives general information about the retirement village accommodation, facilities and services, including the general costs of moving into, living in and leaving the retirement village. This makes it easier for you to compare retirement villages.
- The *Retirement Villages Act 1999* requires a retirement village scheme operator to:
 - provide a copy of the Village Comparison Document to a prospective resident of the retirement village within seven days of receiving a request
 - include a copy of the Village Comparison Document with any promotional material given to a person, other than through a general distribution (e.g. mail-out)
 - publish the Village Comparison Document on the village's website so that the document, or a link to it appears prominently on each page of the website that contains, or has a link to, marketing material for the village
- You can access a copy of this Village Comparison Document on the village website at <https://www.irt.org.au/location/irt-woodlands/>
- All amounts in this document are GST-inclusive, unless stated otherwise where that is permitted by law.

Notice for prospective residents

Before you decide whether to live in a retirement village, you should:

- Seek independent legal advice about the retirement village contract – there are different types of contracts and they can be complex
- Find out the financial commitments involved – in particular, you should understand and consider ongoing costs, ongoing fees and charges (which can increase) and how much it will cost you when you leave the village permanently
- Consider any impacts to any pensions, rate subsidies and rebates you currently receive
- Consider what questions to ask the village manager before signing a contract
- Consider whether retirement village living provides the lifestyle that is right for you. Moving into a retirement village is very different to moving into a new house. It involves buying into a village with communal facilities where usually some of the costs of this lifestyle are deferred until you leave the village. These deferred costs when you leave your unit may be significant.
- Seek further information and advice to help with making a decision that is right for you. Some useful contacts are listed at the end of this document, including:
 - Queensland Retirement Village and Park Advice Service (QRVPAS) which provides free information and legal assistance for residents and prospective residents of retirement village. See www.caxton.org.au or phone 07 3214 6333.
 - The Queensland Law Society which can provide a list of lawyers who practice retirement village law. See www.qls.com.au or phone: 1300 367 757.

More information

- If you decide to move into a retirement village, the operator will provide you with a Prospective Costs Document for your selected unit, a residence contract and other legal documents.
- By law, you must have a copy of the Village Comparison Document, the Prospective Costs Document, the village by-laws, your residence contract and all attachments to your residence contract for at least 21 days before you and the operator enter into the residence contract. This is to give you time to read these documents carefully and seek professional advice about your legal and financial interests. You have the right to waive the 21-day period if you get legal advice from a Queensland lawyer about your contract.

The information in this Village Comparison Document is correct as at **8th January 2025** and applies to prospective residents.

Some of the information in this document may not apply to existing residence contracts.

Part 1 – Operator and management details

1.1 Retirement village location	Retirement Village Name: IRT Woodlands Street Address: 22 Lacebark Street, Meridian Plains QLD 4551
1.2 Owner of the land on which the retirement village scheme is located	Name of land owner: Illawarra Retirement Trust t/a IRT Group Australian Company Number (ACN): 000 726 536 Address: Level 3, 77 Market Street, Wollongong NSW 2500
1.3 Village operator	Name of entity that operates the retirement village (scheme operator): Illawarra Retirement Trust t/a IRT Group Australian Company Number (ACN): 000 726 536 Address: Level 3, 77 Market Street, Wollongong NSW 2500 Date entity became operator: 8 February 2016
1.4 Village management and onsite availability	Name of village management entity and contact details: Illawarra Retirement Trust t/a IRT Group Australian Company Number (ACN): 000 726 536 Phone: 134 478 Email: customerservice@irt.org.au An onsite manager (or representative) is available to residents: <input checked="" type="checkbox"/> Full time Onsite availability includes: Onsite availability includes: Weekdays: 8.30am to 4.00pm (excluding public holidays) Weekends: Not available
1.5 Approved closure plan or transition plan for the retirement	Is there an approved transition plan for the village? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>A written transition plan approved by the Department of Communities, Housing and Digital Economy is required when an existing operator is transitioning control of the retirement village scheme's operation to a new operator.</i> Is there an approved closure plan for the village? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A written closure plan approved by the residents of the village (by a special resolution at a residents meeting) or by the Department of Communities, Housing and Digital Economy is required if an operator is closing a retirement village scheme. This includes winding down or stopping to operate the village, even temporarily

1.6 Statutory Charge over retirement village land.

Tenure in a leasehold or freehold scheme is secured by the registration of your interest on the certificate of title for the property. There is no statutory charge registered over leasehold schemes and freehold schemes.

In relation to licence schemes, a statutory charge over the land is normally registered on the certificate of title by the chief executive of the department administering the Act. If there is no statutory charge registered on a licence scheme, which may be the case for some religious, charitable or community purpose organisations, you should check if the security of tenure offered meets your requirements.

Is a statutory charge registered on the certificate of title for the retirement village land?

Yes No

If yes, provide details of the registered statutory charge:

Statutory Charge No. 717079275 created on 19 February 2016.

Part 2 – Age limits

2.1 What age limits apply to residents in this village?

The resident, or in the case of joint residents, both residents, must be at least 55 years of age. The scheme operator may, in its absolute and unfettered discretion, approve an Application to reside in the village by joint residents where only one resident is 55 years of age or older.

ACCOMMODATION, FACILITIES AND SERVICES

Part 3 – Accommodation units: Nature of ownership or tenure

3.1 Resident ownership or tenure of the units in the village is:

Freehold (owner resident)
 Lease (non-owner resident)
 Licence (non-owner resident)
 Share in company title entity (non-owner resident)
 Unit in unit trust (non-owner resident)
 Rental (non-owner resident)
 Other

Accommodation types

3.2 Number of units by accommodation type and tenure

There are 107 units in the village, comprising 107 single story units

Accommodation Unit	Freehold	Leasehold	Licence	Other
Independent living units				
Studio				
- One bedroom				
- Two bedrooms			80	
- Three bedrooms			27	
Serviced units				
- Studio				
- One bedroom				
- Two bedrooms				
- Three bedrooms				
Other				
Total number of units			107	

Access and design	
3.3 What disability access and design features do the units and the village contain?	<input checked="" type="checkbox"/> Level access from the street into and between all areas of the unit (i.e. no external or internal steps or stairs) in <input checked="" type="checkbox"/> some <input type="checkbox"/> all units <input type="checkbox"/> Alternatively, a ramp, elevator or lift allows entry into <input type="checkbox"/> all <input type="checkbox"/> some units <input checked="" type="checkbox"/> Step-free (hobless) shower in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units <input checked="" type="checkbox"/> Width of doorways allow for wheelchair access in <input checked="" type="checkbox"/> some <input type="checkbox"/> all units <input checked="" type="checkbox"/> Toilet is accessible in a wheelchair in <input type="checkbox"/> all <input checked="" type="checkbox"/> some units <input type="checkbox"/> Other key features in the units or village that cater for people with disability or assist residents to age in place <input type="checkbox"/> None
Part 4 – Parking for residents and visitors	
4.1 What car parking in the village is available for residents?	<input checked="" type="checkbox"/> All units have own garage or carport attached or adjacent to the unit <input checked="" type="checkbox"/> General car parking for residents in the village <input checked="" type="checkbox"/> Other parking e.g. caravan or boat: limited parking spaces are available Restrictions on resident's car parking include: Where the Unit does not have a garage or carport, the resident shall not keep or frequently or regularly bring or park in or about the Unit or any part of the Village any motor vehicle or motorcycle without the prior written consent of the Scheme Operator. No parking on the grass.
4.2 Is parking in the village available for visitors? If yes, parking restrictions include	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Visitors are to park in designated visitor parking spaces or may park in the driveway of the resident's premises, where space permits. Visitors are discouraged from parking on the grass.
Part 5 – Planning and development	
5.1 Is construction or development of the village complete?	Year village construction started in 2015. <input checked="" type="checkbox"/> Fully developed / completed <input type="checkbox"/> Partially developed / completed <input type="checkbox"/> Construction yet to commence
5.2 Construction development applications and development approvals Provide details and timeframe of development or proposed development, including the final number and types of units and any new facilities.	Development approval granted <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Staged Development and alterations</u> The scheme operator reserves the right to make some alterations to the layout of the village and unit designs in the village currently proposed which may increase to decrease the number of unit. The Scheme Operator may decide not to proceed with the construction of some units. Construction of the village will be financed by the owner of the land. Residents shall only have access over retirement village land that has been developed to completion and shall not have any rights of access over land still under construction. Timing of construction will occur in the Scheme

	<p>Operators discretion having regard to market conditions, sales and construction factors.</p> <p>Stage 5 to 8 are completed construction. Stage 9 was completed by end of 2024.</p>
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5.3 Redevelopment plan under the Retirement Villages Act 1999	<p>Is there an approved redevelopment plan for the village under the Retirement Villages Act?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>The Retirement Villages Act may require a written redevelopment plan for certain types of redevelopment of the village and this is different to a development approval. A redevelopment plan must be approved by the residents of the village (by special resolution at a residents meeting) or by the Department of Housing and Public Works.</i></p> <p>Note: see notice at end of document regarding inspection of the development approval documents.</p>
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Part 6 – Facilities onsite at the village

6.1 The following facilities are currently available to residents:	<table><tr><td><input type="checkbox"/> Activities or games room</td><td><input checked="" type="checkbox"/> Hairdressing or beauty room</td></tr><tr><td><input type="checkbox"/> Arts and crafts room</td><td><input checked="" type="checkbox"/> Library</td></tr><tr><td><input type="checkbox"/> Auditorium</td><td><input type="checkbox"/> Medical consultation room</td></tr><tr><td><input checked="" type="checkbox"/> BBQ area outdoors</td><td><input checked="" type="checkbox"/> Restaurant/Cafe</td></tr><tr><td><input type="checkbox"/> Billiards room</td><td><input type="checkbox"/> Shop</td></tr><tr><td><input checked="" type="checkbox"/> Bowling green [indoor]</td><td><input checked="" type="checkbox"/> Swimming pool (outdoor/ solar heated)</td></tr><tr><td><input type="checkbox"/> Business centre (e.g. computers, printers, internet access)</td><td><input type="checkbox"/> Separate lounge in community centre</td></tr><tr><td><input type="checkbox"/> Chapel / prayer room</td><td><input checked="" type="checkbox"/> Spa [outdoor/ heating on demand]</td></tr><tr><td><input type="checkbox"/> Communal laundries</td><td><input checked="" type="checkbox"/> Storage area for boats / caravans</td></tr><tr><td><input checked="" type="checkbox"/> Community room or centre</td><td><input type="checkbox"/> Tennis court [full/half]</td></tr><tr><td><input type="checkbox"/> Dining room</td><td><input checked="" type="checkbox"/> Village bus or transport</td></tr><tr><td><input checked="" type="checkbox"/> Gardens</td><td><input checked="" type="checkbox"/> Workshop</td></tr><tr><td><input checked="" type="checkbox"/> Gym</td><td><input checked="" type="checkbox"/> Other - Media room</td></tr><tr><td></td><td>- Golfing putting green</td></tr><tr><td></td><td>- Bar</td></tr></table>	<input type="checkbox"/> Activities or games room	<input checked="" type="checkbox"/> Hairdressing or beauty room	<input type="checkbox"/> Arts and crafts room	<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Medical consultation room	<input checked="" type="checkbox"/> BBQ area outdoors	<input checked="" type="checkbox"/> Restaurant/Cafe	<input type="checkbox"/> Billiards room	<input type="checkbox"/> Shop	<input checked="" type="checkbox"/> Bowling green [indoor]	<input checked="" type="checkbox"/> Swimming pool (outdoor/ solar heated)	<input type="checkbox"/> Business centre (e.g. computers, printers, internet access)	<input type="checkbox"/> Separate lounge in community centre	<input type="checkbox"/> Chapel / prayer room	<input checked="" type="checkbox"/> Spa [outdoor/ heating on demand]	<input type="checkbox"/> Communal laundries	<input checked="" type="checkbox"/> Storage area for boats / caravans	<input checked="" type="checkbox"/> Community room or centre	<input type="checkbox"/> Tennis court [full/half]	<input type="checkbox"/> Dining room	<input checked="" type="checkbox"/> Village bus or transport	<input checked="" type="checkbox"/> Gardens	<input checked="" type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Gym	<input checked="" type="checkbox"/> Other - Media room		- Golfing putting green		- Bar
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Details about any facility that is not funded from the General Services Charge paid by residents or if there are any restrictions on access or sharing of facilities (e.g. with an aged care facility).

All Facilities selected in item 6.1 (with the exclusion of the storage area for boats/caravans) are all shared with IRT Woodlands Residential Care Facility.

Restrictions

Residents shall not hold or permit to be held any gathering of persons within the community centre which exceed 5 persons in number or which is a meeting of an outside club or organisation without our consent, which we can provide or withhold in our absolute discretion.

6.2 Does the village have an onsite, attached, adjacent or co-located residential aged care facility?	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Name of residential aged care facility and name of the approved provider:</p> <p>Name: IRT Woodlands Residential Care Facility</p> <p>Approved Provider: Illawarra Retirement Trust</p>
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Note: Aged care facilities are not covered by the *Retirement Villages Act 1999 (Qld)*. The retirement village operator cannot keep places free or guarantee places in aged care for residents of the retirement village. To enter a residential aged care facility, you must be assessed as eligible by an Aged Care Assessment Team (ACAT) in accordance with the *Aged Care Act 1997 (Cwth)*.

Exit fees may apply when you move from your retirement village unit to other accommodation and may involve entering a new contract.

Part 7 – Services

7.1 What services are provided to all village residents (funded from the General Services Charge paid by residents)?

Management and administration services including staff costs
 Village bus expenses, including fuel, registration, insurance and minor repairs.
 Cleaning & maintenance of communal areas
 Council rates
 Power rates for communal areas
 Water Rates
 Audit fees
 Village Insurance
 Gardening costs for communal areas

7.2 Are optional personal services provided or made available to residents on a user-pays basis?

Yes No

IRT Home Care – for information, access and current prices to these Optional Personal Services please call 134 478.

7.3 Does the retirement village operator provide government funded home care services under the Aged Care Act 1997 (Cwth)?

- Yes, the operator is an Approved Provider of home care under the *Aged Care Act 1997* (Registered Accredited Care Supplier – RACS ID number IRT Home Care Sunshine Coast NAPS ID No. 19412)
- Yes, home care is provided in association with an Approved Provider: IRT Home Care
- No, the operator does not provide home care services, residents can arrange their own home care services

Note: Some residents may be eligible to receive a Home Care Package, or a Commonwealth Home Support Program subsidised by the Commonwealth Government if assessed as eligible by an aged care assessment team (ACAT) under the *Aged Care Act 1997 (Cwth)*. These home care services are not covered by the *Retirement Villages Act 1999 (Qld)*.

Residents can choose their own approved Home Care Provider and are not obliged to use the retirement village provider, if one is offered.

Part 8 – Security and emergency systems

8.1 Does the village have a security system?

Yes No

8.2 Does the village have an emergency help system?

Yes - all residents Optional No

8.3 Does the village have equipment that provides for the safety or medical emergency of residents?

Yes No

First aid kit and fire safety equipment in the community centre
 Defibrillator located in the community hall

COSTS AND FINANCIAL MANAGEMENT

Part 9 – Ingoing contribution - entry costs to live in the village

An ingoing contribution is the amount a prospective resident must pay under a residence contract to secure a right to reside in the retirement village. The ingoing contribution is also referred to as the sale price or purchase price. It does not include ongoing charges such as rent or other recurring fees.

9.1 What is the estimated ingoing contribution (sale price) range for all types of units in the village	Accommodation Unit	Range of ingoing contribution
		Independent living units
	- Studio	\$ to \$.....
	- One bedroom	\$ to \$.....
	- Two bedrooms	\$ 569,000 to \$ 1,139,000
	- Three bedrooms	\$ 778,000 to \$ 1,237,000
	Serviced units	\$ to \$.....
	- Studio	\$ to \$.....
	- One bedroom	\$ to \$.....
	- Two bedrooms	\$ to \$.....
	- Three bedrooms	\$ to \$.....
	Other	\$ to \$.....
	Full range of ingoing contributions for all unit types	\$ 569,000 to \$ 1,237,000

9.2 Are there different financial options available for paying the ingoing contribution and exit fee or other fees and charges under a residence contract? If yes: specify or set out in a table how the contract options work e.g. pay a higher ingoing contribution and less or no exit fee.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The Ingoing Contribution payable differs depending on which option is chosen.
	Option A: Exit fee is charged at 5% each year for seven (7) years of the Ingoing Contribution advanced by you for each year you reside in your unit (and in respect of any part year the Exit Fee will be calculated on a daily basis) provided that the Exit Fee will not exceed 35% of the Ingoing Contribution advanced by you. Option B: Exit fee is charged at 2.5% each year for seven (7) years of the Ingoing Contribution advanced by you for each year you reside in your unit (and in respect of any part year the Exit Fee will be calculated on a daily basis) provided that the Exit Fee will not exceed 17.5% of the Ingoing Contribution advanced by you. Option C: There is no Exit Fee as the Ingoing Contribution is fully refundable.

9.3 What other entry costs do residents need to pay?	<input type="checkbox"/> Transfer or stamp duty <input checked="" type="checkbox"/> Costs related to your residence contract <input type="checkbox"/> Costs related to any other contract e.g. <input type="checkbox"/> Advance payment of General Services Charge <input type="checkbox"/> Other costs
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Part 10 – Ongoing Costs - costs while living in the retirement village

General Services Charge: Residents pay this charge for the general services supplied or made available to residents in the village, which may include management and administration, gardening and general maintenance and other services or facilities for recreation and entertainment described at 7.1.

Maintenance Reserve Fund contribution: Residents pay this charge for maintaining and repairing (but not replacing) the village’s capital items e.g. communal facilities, swimming pool. This fund may or may not cover maintaining or repairing items in your unit, depending on the terms of your residence contract.

The budgets for the General Services Charges Fund and the Maintenance Reserve Fund are set each financial year and these amounts can increase each year. The amount to be held in the Maintenance Reserve Fund is determined by the operator using a quantity surveyor’s report.

Note: The following ongoing costs are all stated as weekly amounts to help you compare the costs of different villages. However, the billing period for these amounts may not be weekly.

10.1 Current weekly rates of General Services Charge and Maintenance Reserve Fund contribution

Type of Unit	General Services Charge (weekly)	Maintenance Reserve Fund contribution (weekly)
All units pay a flat rate (2024/2025)	\$89.88 less prior year surplus (\$0.49) = \$89.39	\$25.78

Last three years of General Services Charge and Maintenance Reserve Fund contribution

Financial year	General Services Charge (range) (weekly)	Overall % change from previous year	Maintenance Reserve Fund contribution (range) (weekly)	Overall % change from previous year (+ or -)
2024	\$105.10	15.79%	\$23.88	7.81%
2023	\$90.77	9.53%	\$22.15	7.86%
2022	\$82.87	0.02%	\$20.54	5.98%

10.2 What costs relating to the units are not covered by the General Services Charge? (residents will need to pay these costs separately)	<input checked="" type="checkbox"/> Contents insurance <input type="checkbox"/> Home insurance (freehold units only) <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Water <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Internet <input checked="" type="checkbox"/> Pay TV <input checked="" type="checkbox"/> Other
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10.3 What other ongoing or occasional costs for repair, maintenance and replacement of items in, on or attached to the units are residents responsible for and pay for while residing in the unit?	<input checked="" type="checkbox"/> Unit fixtures <input checked="" type="checkbox"/> Unit fittings <input checked="" type="checkbox"/> Unit appliances <input type="checkbox"/> None <p>Additional information: You are responsible for, and must, at your own expense:</p> <ul style="list-style-type: none"> – keep and maintain your premises and any <i>maintainable items</i> in a state of good repair, having regard to their condition at the commencement date and fair wear and tear; – keep the inside of your windows and the interior surfaces of your premises clean; – keep and maintain pipes, drains and water closets in your premises in a clean and working condition; and – store garbage in proper receptacles and put it in the bins that we provide. <p><i>“maintainable items”</i> means all carpets, stoves, dishwashers, cupboards, internal walls, fans, air-conditioners, lights, fittings, pergolas, fly screens, laundry tubs, hot water system, bathroom vanity, bath, shower screens, taps and kitchen sink, fences, gardens and plants and any other capital items, fittings and fixtures which are owned by us and located within your premises, garage, private yard or gardens.</p>
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<p>10.4 Does the operator offer a maintenance service or help residents arrange repairs and maintenance for their unit? If yes: provide details, including any charges for this service.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>As soon as residents become aware of the need for maintenance or repairs to be carried out, they are required to notify us by calling our maintenance hotline to log a request.</p> <p>This excludes any items of capital owned by the resident.</p>
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Part 11 – Exit fees – when you leave the village

A resident may have to pay an exit fee to the operator when they leave their unit or when the right to reside in their unit is sold. This is also referred to as a 'deferred management fee' (DMF).

<p>11.1 Do residents pay an exit fee when they permanently leave their unit? If yes: list all exit fee options that may apply to new contracts</p>	<p><input type="checkbox"/> Yes – all residents pay an exit fee calculated using the same formula</p> <p><input type="checkbox"/> Yes – all new residents pay an exit fee but the way this is worked out may vary depending on each resident's residence contract</p> <p><input type="checkbox"/> No exit fee</p> <p><input checked="" type="checkbox"/> Other: The exit fee varies, depending on the option chosen:</p> <p>Option A: Exit fee is charged at 5% each year for seven (7) years of the Ingoing Contribution advanced by you for each year you reside in your unit (and in respect of any part year the Exit Fee will be calculated on a daily basis) provided that the Exit Fee will not exceed 35% of the Ingoing Contribution advanced by you.</p> <p>Option B: Exit fee is charged at 2.5% each year for seven (7) years of the Ingoing Contribution advanced by you for each year you reside in your unit (and in respect of any part year the Exit Fee will be calculated on a daily basis) provided that the Exit Fee will not exceed 17.5% of the Ingoing Contribution advanced by you.</p> <p>Option C: There is no Exit Fee as the Ingoing Contribution is fully refundable.</p>
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Time period from date of occupation of unit to the date the resident ceases to reside in the unit	Exit fee calculation based on:
	Option A: your ingoing contribution
	Option B: your ingoing contribution
	Option C: not applicable
Years 1 to Year 7	Option A: 5% of your ingoing contribution per year
	Option B: 2.5% of your ingoing contribution per year
	Option C: not applicable.
<p>Note: if the period of occupation is not a whole number of years, the exit fee will be worked out on a daily basis.</p> <p><u>For Option A</u></p> <p>The maximum (or capped) exit fee is 35% of the ingoing contribution after 7 years of residence.</p> <p>The minimum exit fee is 1/365 x 5% of the ingoing contribution.</p> <p><u>For Option B</u></p> <p>The maximum (or capped) exit fee is 17.5% of the ingoing contribution after 7 years of residence.</p>	

<p>The minimum exit fee is $1/365 \times 2.5\%$ of the ingoing contribution.</p> <p><u>For Option C</u></p> <p>Not applicable – there is no exit fee.</p>	
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11.2 What other exit costs do residents need to pay or contribute to?	<input type="checkbox"/> Sale costs for the unit <input checked="" type="checkbox"/> Legal costs <input type="checkbox"/> Other costs
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Part 12 – Reinstatement and renovation of the unit

12.1 Is the resident responsible for reinstatement of the unit when they leave the unit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Reinstatement work means replacements or repairs that are reasonably necessary to return the unit to the same condition it was in when the resident started occupation, apart from:</i> <ul style="list-style-type: none"> • fair wear and tear; and • renovations and other changes to the condition of the unit carried out with agreement of the resident and operator. <i>Fair wear and tear includes a reasonable amount of wear and tear associated with the use of items commonly used in a retirement village. However, a resident is responsible for the cost of replacing a capital item of the retirement village if the resident deliberately damages the item or causes accelerated wear.</i> Entry and exit inspections and reports are undertaken by the operator and resident to assess the condition of the unit.
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12.2 Is the resident responsible for renovation of the unit when they leave the unit?	<input checked="" type="checkbox"/> No <i>Renovation means replacements or repairs other than reinstatement work.</i> By law, the operator is responsible for the cost of any renovation work on a former resident’s unit, unless the residence contract provides for the resident to share in the capital gain on the sale of the resident’s interest in the unit. Renovation costs are shared between the former resident and operator in the same proportion as any capital gain is to be shared under the residence contract.
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Part 13– Capital gain or losses

13.1 When the resident’s interest or right to reside in the unit is sold, does the resident share in the capital gain or capital loss on the resale of their unit?	<input checked="" type="checkbox"/> No
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Part 14 – Exit entitlement or buyback of freehold units

An exit entitlement is the amount the operator may be required to pay the former resident under a residence contract after the right to reside is terminated and the former resident has left the unit.

14.1 How is the exit entitlement which the operator will pay the resident worked out?	After termination of this contract: <ol style="list-style-type: none"> 1. We will repay you the ingoing contribution 2. You must pay us (or we may set off and deduct from the amount we must pay you described in (a) above):
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	<ul style="list-style-type: none"> the exit fee any amounts that you owe to us under the residence contract or the <i>retirement villages laws</i>, and the amount by which (if any) the agreed resale value exceeds an offer you accept for the premises.
14.2 When is the exit entitlement payable?	<p>By law, the operator must pay the exit entitlement to a former resident on or before the earliest of the following days:</p> <ul style="list-style-type: none"> 14 days after the settlement of the sale of the right to reside in the unit to the next resident or the operator 18 months after the termination date of the resident's right to reside under the residence contract, even if the unit has not been resold, unless the operator has been granted an extension for payment by the Queensland Civil and Administrative Tribunal (QCAT). <p>In addition, an operator is entitled to see probate or letters of administration before paying the exit entitlement of a former resident who has died.</p>
14.3 What is the turnover of units for sale in the village?	<p>14 accommodation units were vacant and/or under construction as at the end of the last financial year</p> <p>3 accommodation units were resold during the last financial year</p> <p>Approximately 3 - 4 months was the average length of time to sell a unit over the last three financial years</p>

Part 15 – Financial management of the village

15.1 What is the financial status for the funds that the operator is required to maintain under the <i>Retirement Villages Act 1999</i>?	General Services Charges Fund for the last 3 years			
	Financial Year	Deficit/Surplus	Total general service charges collected for the financial year	Change from Previous year
	2024	\$2,562 surplus	\$411,935	6.52%
	2023	\$9,721 surplus	\$386,718	6.36%
	2022	\$42,525 surplus	\$363,589	120.00%
	Balance of General Services Charges Fund for the last financial year OR last quarter if no full financial year available.			\$554
	Balance of Maintenance Reserve Fund for last financial year OR last quarter if no full financial year available			\$147,871
Balance of Capital Replacement Fund for the last financial year OR last quarter if no full financial year available			\$928,347	
Percentage of a resident ingoing contribution applied to the Capital Replacement Fund			6.71% (2024/2025)	
The operator pays a percentage of a resident's ingoing contribution, as determined by a quantity surveyor's report, to the Capital Replacement Fund. This fund is used for replacing the village's capital items.				

Part 15– Financial management of the Body Corporate

Part 16 – Insurance

The village operator must take out general insurance, to full replacement value, for the retirement village, including for:

- communal facilities; and
- the accommodation units, other than accommodation units owned by residents.

Residents contribute towards the cost of this insurance as part of the General Services Charge.

16.1 Is the resident responsible for arranging any insurance cover?

If yes, the resident is responsible for these insurance policies:

Yes No

If yes, the resident is responsible for these insurance policies:

Contents Insurance

Part 17 – Living in the village

Trial or settling in period in the village

17.1 Does the village offer prospective residents a trial period or a settling in period in the village?

Yes No

Pets

17.2 Are residents allowed to keep pets?

If yes: specify any restrictions or conditions on pet ownership

Yes No

A Resident shall not keep any animal in or about any Unit or the Common Areas without the prior written consent of the Scheme Operator which consent may be revoked at any time.

Residents are reminded that pets owned prior to their entry date into the Village and subsequent replacement pets may only be kept with the written permission of the Manager.

Dogs which are permitted must be on a leash whilst in the Village Common Areas and roadways.

Pets are to be prevented from fouling the Common Areas and gardens in the Village.

All animal owners are reminded of the Council By-laws in the matter of fouling footpaths.

Visitors

17.3 Are there restrictions on visitors staying with residents or visiting?

If yes: specify any restrictions or conditions on visitors (e.g. length of stay, arrange with manager)

Yes No

The Resident will not without the prior written consent of the Scheme Operator allow or permit any persons other than the Resident and the spouse of the Resident to remain or reside in the Unit for any period in excess of three (3) consecutive weeks at a time or a total of six (6) weeks in any twelve (12) month period nor will the resident without such consent permit any person to occupy the Unit whilst the Resident is absent.

Village by-laws and village rules

<p>17.4 Does the village have village by-laws?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>By law, residents may, by special resolution at a residents meeting and with the agreement of the operator, make, change or revoke by-laws for the village.</i></p> <p><i>Note: See notice at end of document regarding inspection of village by-laws</i></p>
<p>17.5 Does the operator have other rules for the village</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes: Rules may be made available on request</p>
<p>Resident input</p>	
<p>17.6 Does the village have a residents committee established under the Retirement Villages Act 1999?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>By law, residents are entitled to elect and form a residents committee to deal with the operator on behalf of residents about the day-to-day running of the village and any complaints or proposals raised by residents.</i></p> <p><i>You may like to ask the village manager about an opportunity to talk with members of the resident committee about living in this village.</i></p>
<p>Part 18 – Accreditation</p>	
<p>18.1 Is the village voluntarily accredited through an industry-based accreditation scheme?</p>	<p><input checked="" type="checkbox"/> No, village is not accredited</p> <p><input type="checkbox"/> Yes, village is voluntarily accredited through:</p>
<p>Note: Retirement village accreditation schemes are industry-based schemes. The <i>Retirement Villages Act 1999</i> does not establish an accreditation scheme or standards for retirement villages.</p>	
<p>Part 19 – Waiting list</p>	
<p>19.1 Does the village maintain a waiting list for entry?</p> <p>If Yes, what is the fee to join the waiting list?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>No Fee to join waiting list.</p>
<p>Access to documents</p>	
<p>The following operational documents are held by the retirement village scheme operator and a prospective resident or resident may make a written request to the operator to inspect or take a copy of these documents free of charge. The operator must comply with the request by the date stated by the prospective resident or resident (which must be at least seven days after the request is given).</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Certificate of registration for the retirement village scheme <input checked="" type="checkbox"/> Certificate of title or current title search for the retirement village land <input checked="" type="checkbox"/> Village site plan <input checked="" type="checkbox"/> Plans showing the location, floor plan or dimensions of accommodation units in the village <input type="checkbox"/> Plans of any units or facilities under construction <input type="checkbox"/> Development or planning approvals for any further development of the village <input type="checkbox"/> An approved redevelopment plan for the village under the <i>Retirement Villages Act</i> <input type="checkbox"/> An approved transition plan for the village <input type="checkbox"/> An approved closure plan for the village 	

- The annual financial statements and report presented to the previous annual meeting of the retirement village
- Statements of the balance of the capital replacement fund or maintenance reserve fund or general services charges fund (or income and expenditure for general services) at the end of the previous three financial years of the retirement village
- Statements of the balance of any Body Corporate administrative fund or sinking fund at the end of the previous three years of the retirement village
- Examples of contracts that residents may have to enter into
- Village dispute resolution process
- Village by-laws
- Village insurance policies and certificates of currency
- A current public information document (PID) continued in effect under section 237I of the Act (this applies to existing residence contracts)

An example request form containing all the necessary information you must include in your request is available on the Department of Housing and Public Works website.

Further Information

If you would like more information, contact the Department of Communities, Housing and Digital Economy on 13 QGOV (13 74 68) or visit our website at www.chde.qld.gov.au

General Information

General information and fact sheets on retirement villages: www.qld.gov.au/retirementvillages

For more information on retirement villages and other seniors living options: www.qld.gov.au/seniorsliving

Regulatory Services, Department of Communities, Housing and Digital Economy

Regulatory Services administers the *Retirement Villages Act 1999*. This includes investigating complaints and alleged breaches of the Act.

Department of Communities, Housing and Digital Economy

GPO Box 690, Brisbane, QLD 4001

Phone: 07 3008 3450

Email: regulatoryservices@hpw.qld.gov.au

Website: www.chde.qld.gov.au/housing

Queensland Retirement Village and Park Advice Service (QRVPAS)

Specialist service providing free information and legal assistance for residents and prospective residents of retirement villages and manufactured home parks in Queensland.

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: www.caxton.org.au

Department of Human Services (Australian Government)

Information on planning for retirement and how moving into a retirement village can affect your pension

Phone: 132 300

Website: www.humanservices.gov.au/individuals/subjects/age-pension-and-planning-your-retirement

Seniors Legal and Support Service

These centres provide free legal and support services for seniors concerned about elder abuse, mistreatment or financial exploitation.

Caxton Legal Centre Inc.

1 Manning Street, South Brisbane, QLD 4101

Phone: 07 3214 6333

Email: caxton@caxton.org.au

Website: <https://caxton.org.au>

Queensland Law Society

Find a solicitor

Law Society House

179 Ann Street, Brisbane, QLD 4000

Phone: 1300 367 757

Email: info@qls.com.au

Website: www.qls.com.au

Queensland Civil and Administrative Tribunal (QCAT)

This independent decision-making body helps resolve disputes and reviews administrative decisions.

GPO Box 1639, Brisbane, QLD 4001

Phone: 1300 753 228

Email: enquiries@qcat.qld.gov.au

Website: www.qcat.qld.gov.au

Department of Justice and Attorney-General

Dispute Resolution Centres provide a free, confidential and impartial mediation service to the community.

Phone: 07 3006 2518

Toll free: 1800 017 288

Website: www.justice.qld.gov.au

Livable Housing Australia (LHA)

The Livable Housing Guidelines and standards have been developed by industry and the community to provide assurance that a home is easier to access, navigate and live in, as well as more cost effective to adapt when life's circumstances change.

Website: www.livablehousingaustralia.org.au/